Document #5357

11/14/90

Doc #5357
ADOPTED
11/14/90

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled: "Modification and Termination" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Boston Redevelopment Authority that the minor modification with respect to Parcels 20, 23, 30, 33B, RD-13, RD-36, RE-2, SE-49, SE-7, SE-122, SE-123 SE-2 and SE-124 are consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Boston Redevelopment Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Boston Redevelopment Authority pursuant to Section 1201 of said Plan; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY,

1. That pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be, and hereby is, amended by:

a. Map No. 1 "Property Map" is hereby modified by subdividing the following parcels:

Parcel 23, containing about 204,779 square feet of land, will be sudivided by creating a new Parcel 23A. The new Parcel 23, bounded by Hammond Street, Kendall Street and Shawmut Avenue, shall contain about 192,700 square feet of land. A portion of Parcel 20, consisting of about 3,721 square feet of land, shall be added to Parcel 23A. Parcel 23A, bounded by 908-912, 922-946 Tremont Street and 110-116 Kendall Street, shall contain about 18,933 square feet of vacant land

of which includes a portion of Kendall Street adjacent to Parcel 23A. The remaining portion of Parcel 20 will be subdivided in order to delete a portion of the new Kendall Street. The new Parcel 20, consisting of about 3,516 square feet, will be located at 140-146 Lenox Street; and

Parcel 30, containing about 20,901 square feet of vacant land, shall be subdivided to create new Parcels 30A, SE-105, SE-121 and shall delete a portion of Haven Street of which abuts Rutland Street from Parcel 30. The new Parcel 30 shall contain about 12,357 square feet of vacant land and is located at 1561-1565 Washington Street. Parcel 30A shall contain about 3,061 square feet of vacant land and is located 3-7 Rutland Street. Parcel SE-105 shall contain a four-story brick building on 3,047 square feet of land. Parcel SE-121 shall contain about 513 square feet of vacant land; and

Parcel RE-2, containing about 45,832 square feet of land, shall be subdivided into Parcels RE-2A and RE-2B. Parcel RE-2A, located at 745-763 Tremont Street and 755 Tremont Street, shall contain about 20,983 square feet of land. Parcel RE-2B, located at 108-138 Worcester Street, shall contain about 24,849 square feet of vacant land; and

2. That Chapter VI, "Land Use, Building Requirement and Other Controls," Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the Permitted Land Uses on Parcels 23A, 30, 33B, RD-36, RD-13 and RE-2B from the present designation to "Open Space"; and

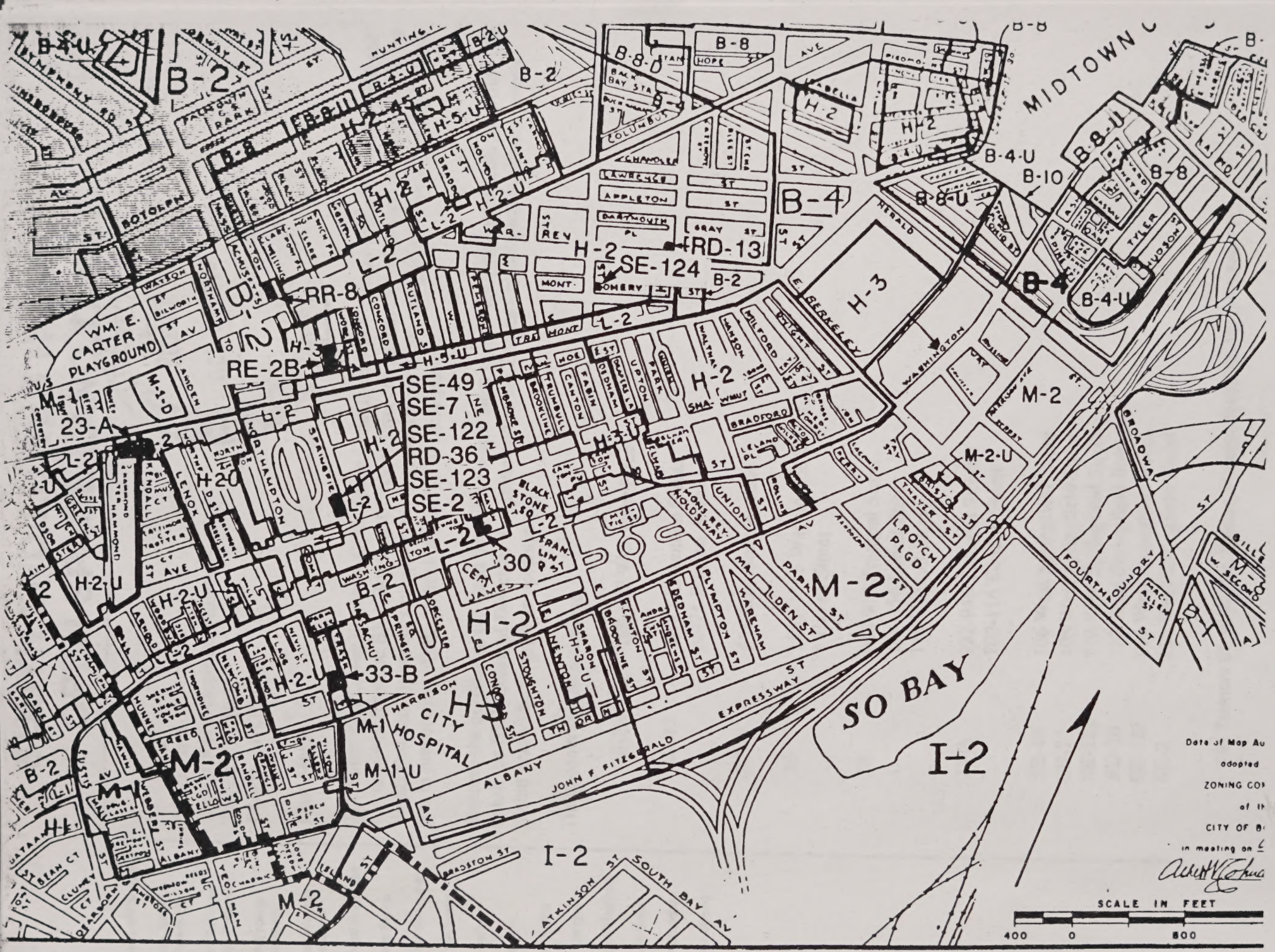
3. That Map 2: "Proposed Land Use" is hereby modified by changing the Permitted Land Use on Parcels SE-2, SE-7, SE-49 and SE-122 and SE-123 from "Residential Use" to "Open Space" and changing the Permitted Land Use on Parcel SE-124 from "Institutional Use" to "Open Space"; and

4. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan; and

5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect; and

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment; and

6. That the Director be, and hereby is, authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207, 1, Circular dated June 3, 1970.


B-2
B-4-U
B-8
B-8-U
B-10
B-4
H-2
H-3
H-5-U
H-2-U
H-1
H-20
RR-8
RE-2B
RD-13
SE-124
SE-49
SE-7
SE-122
RD-36
SE-123
SE-2
23-A
30
33-B
M-1
M-1-U
M-2
M-2-U
I-2
MIDTOWN
SO BAY
WM. E. CARTER PLAYGROUND
CITY HOSPITAL
HARRISON
ALBANY
EXPRESSWAY
BROADWAY
FOURTH
SCALE IN FEET
400
0
800

SOUTH END/LOWER ROXBURY OPEN SPACE LAND TRUST

Board of Directors

Betsy Johnson
President

John Feingold
Vice President

Josh Prokop
Secretary

Joyce Weston
Treasurer

Richard Anderson

Valerie Burns

Shirley Corcione

Dan DeSantis

Rita Gallo

Kasie Ives

Nancy Kafka

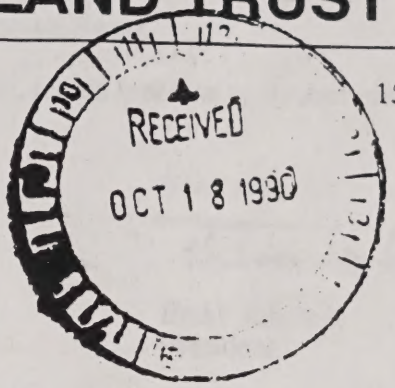
Mary Longley

Douglas MacElroy

Norman Sosin

Leroy Stoddard

Eleanor Strong



15 October 1990

Maria Faria
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02118

Dear Maria:

The South End/Lower Roxbury Open Space Land Trust was officially formed in spring 1990 and has received from the BRA Board of Directors final designation for 14 parcels at 8 locations in the South End and Lower Roxbury. At this time we are currently completing a variety of legal activities in preparation of taking final ownership of these parcels.

Because the purpose of the Land Trust is to retain these parcels for open space uses, we would like to ask the BRA Board of Directors to recommend to the Zoning Commission that these parcels (listed below) be rezoned as open space.

The parcels are the following.

RE-2B	108-138 Worcester Street
RD-13	20-22 Clarendon Street 65-71 Warren Avenue
RR-8	561 Columbus Avenue
30	1561-1565 Washington Street 1 Haven Street
20	908-912 Tremont Street 144-156 Lenox Street 119 Kendall Street
23-A	922-946 Tremont Street 100-116 Kendall Street
SE-49	106 West Springfield Street
SE-7	108 West Springfield Street
SE-122	110 West Springfield Street
RD-36	112 West Springfield Street
SE-123	114 West Springfield Street
SE-2	116 West Springfield Street

791 Tremont Street W 502, Boston, Massachusetts 02118, (617) 536-1711

33-B 76-87 Northampton Street

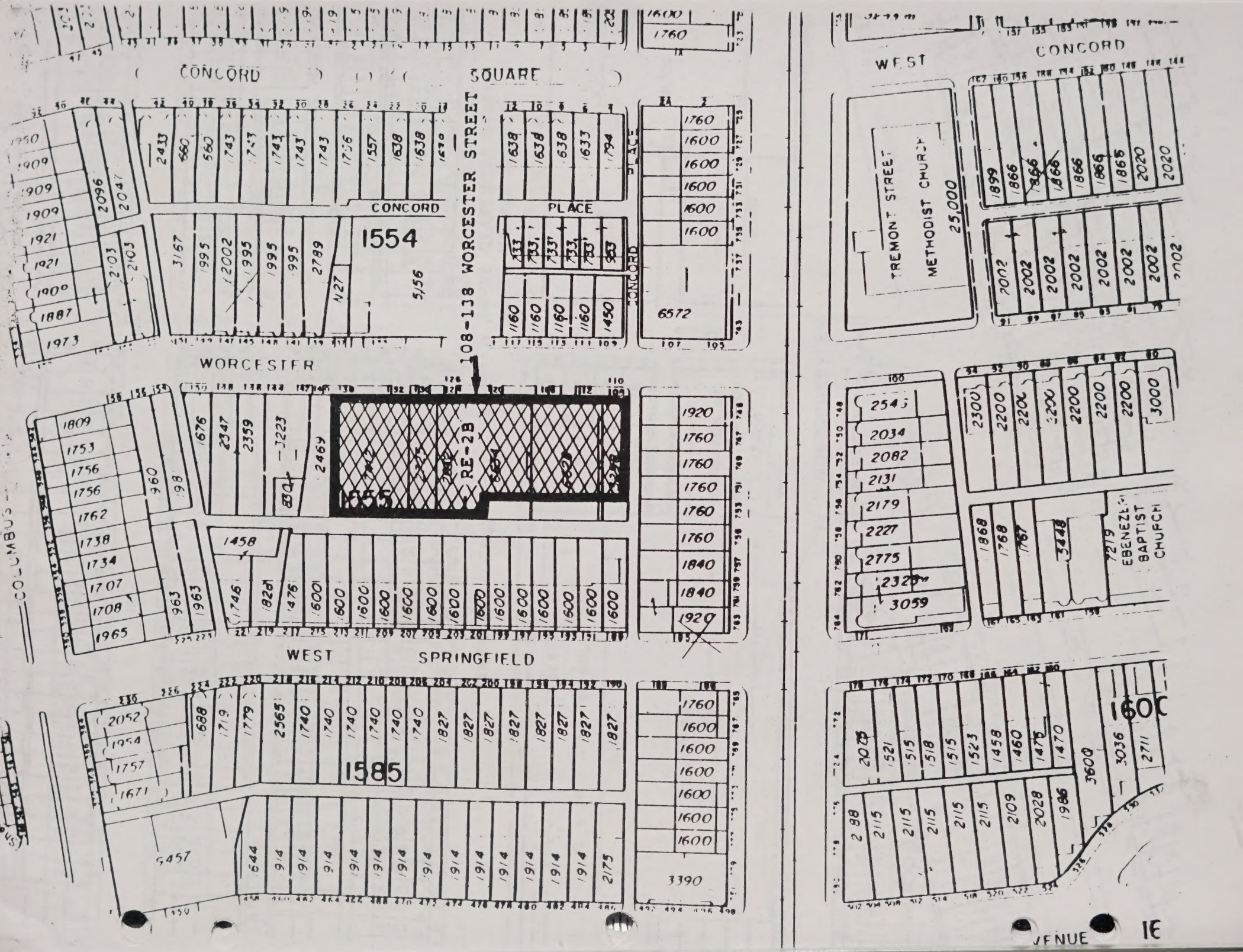
SE-124 29-31 Dartmouth Street

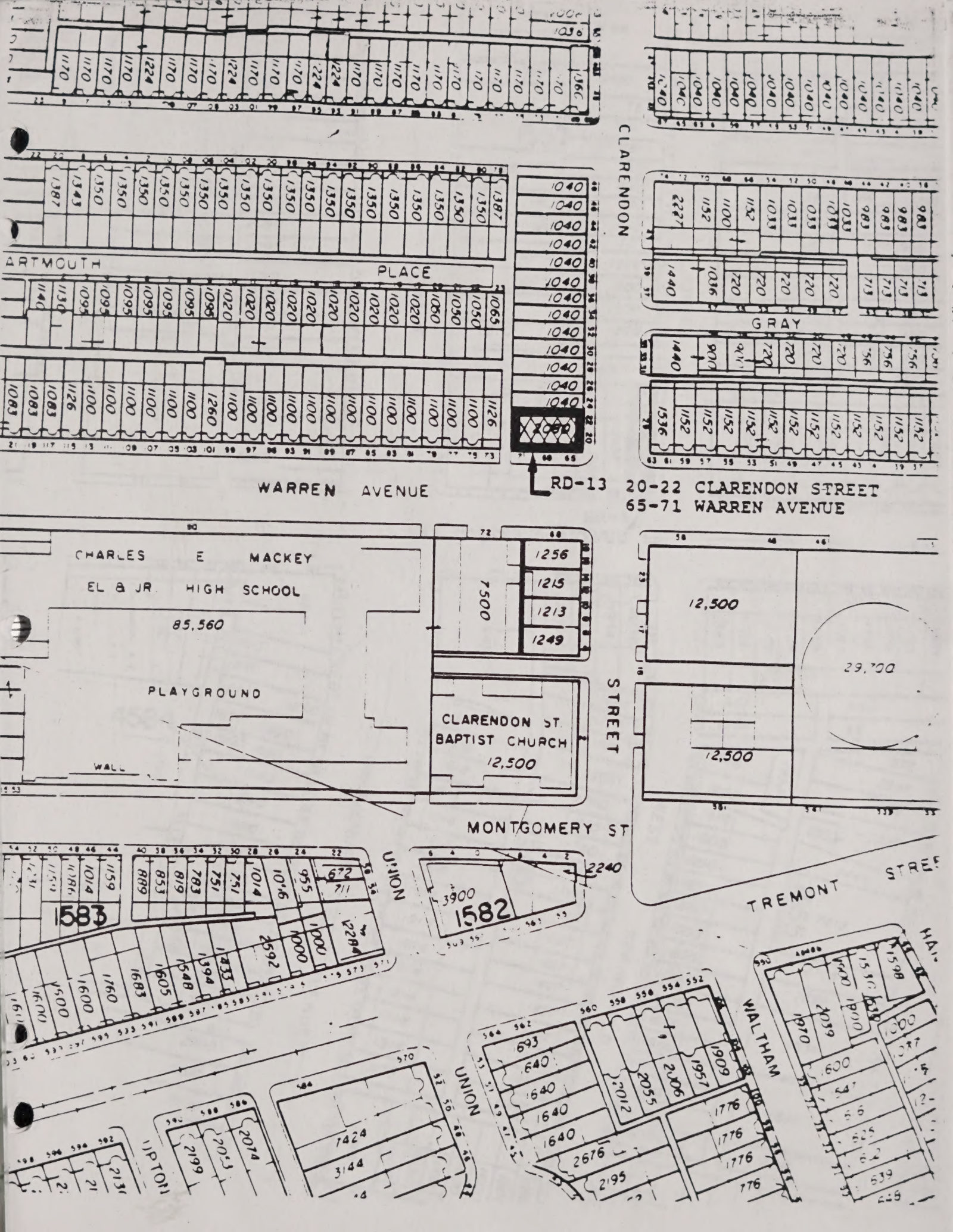
If additional information in needed from the Land Trust, please feel free to contact me at 617/482-8228 (days) or 617/536-1711(evenings).

Sincerely,

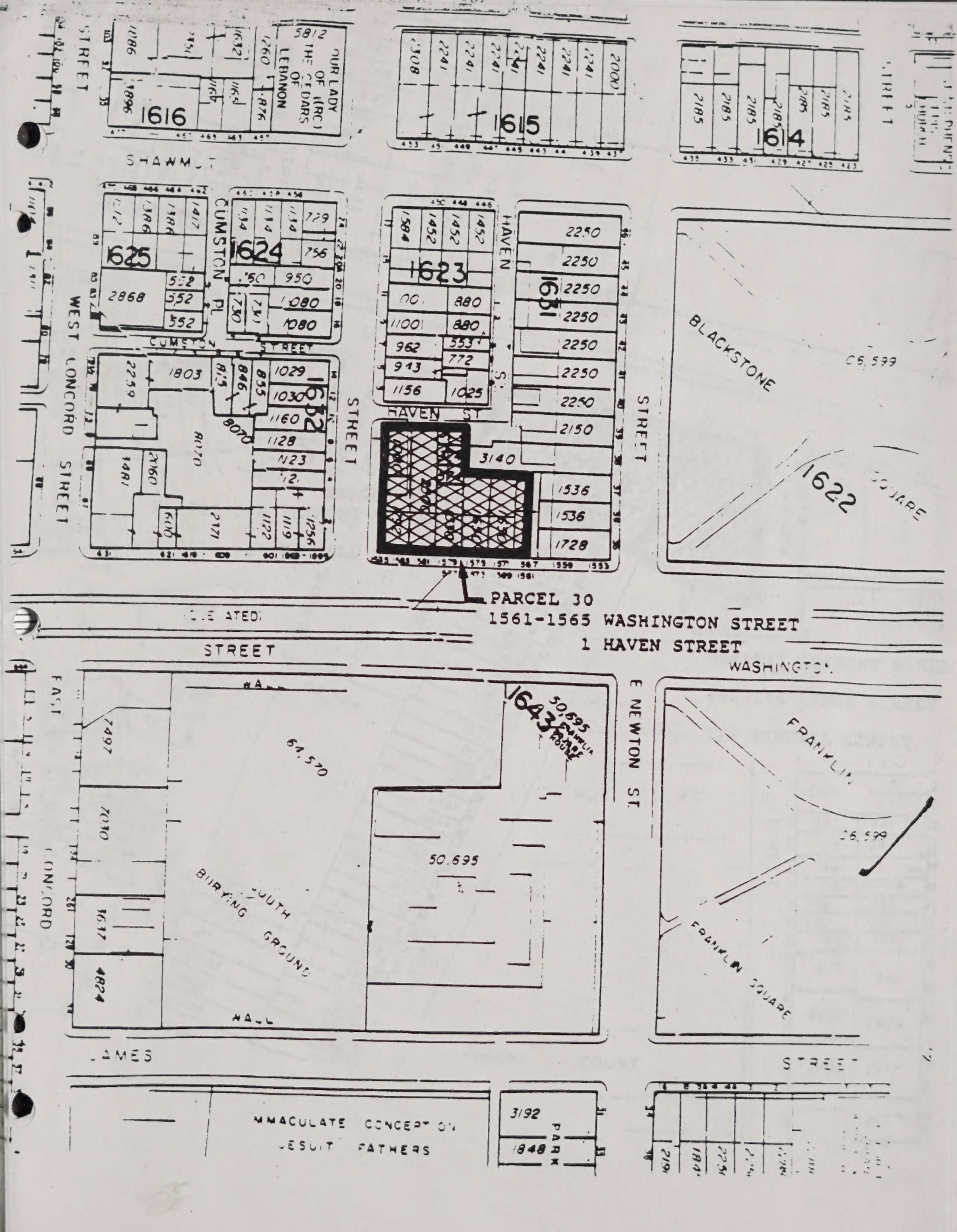
Betsy Johnson

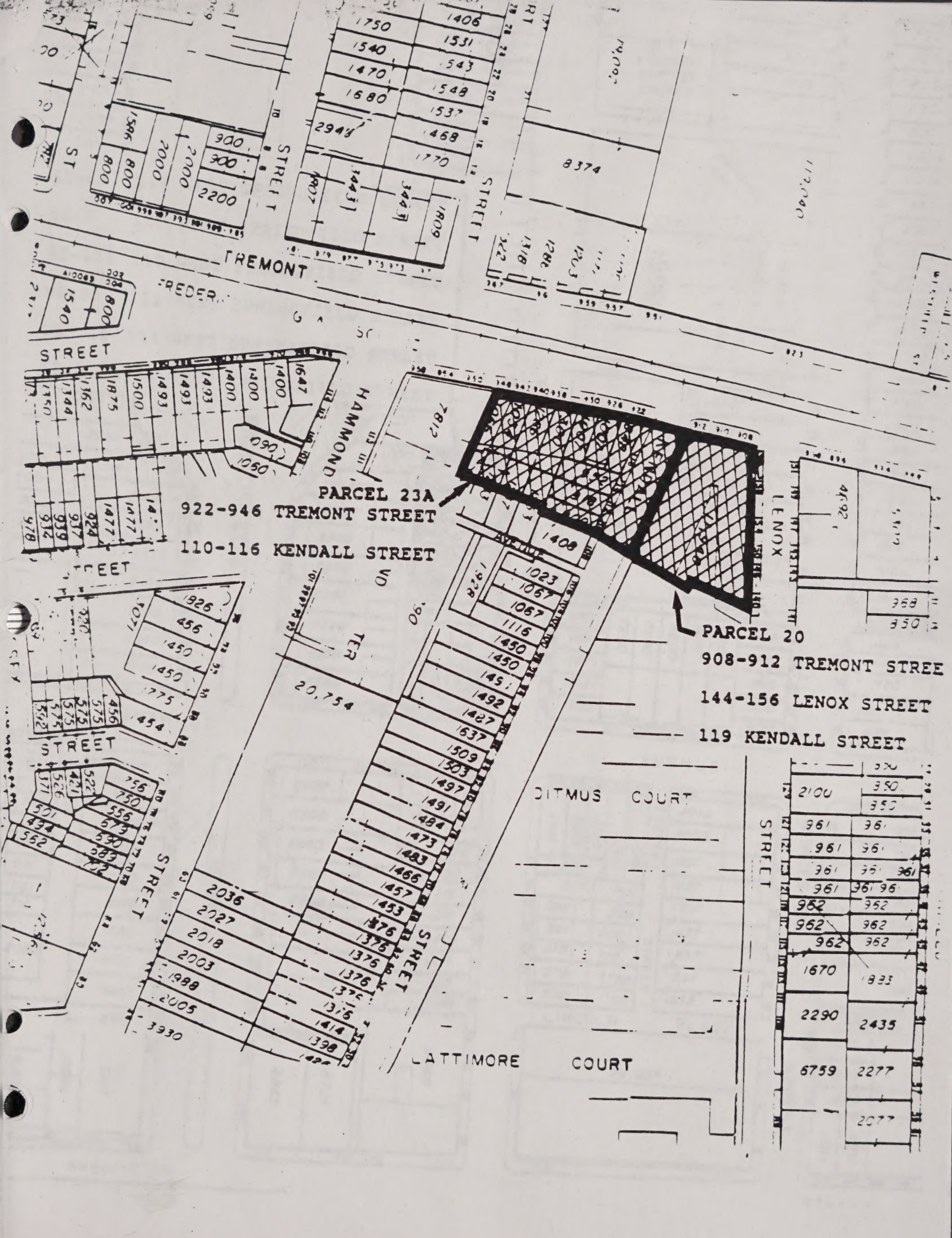
Betsy Johnson
President

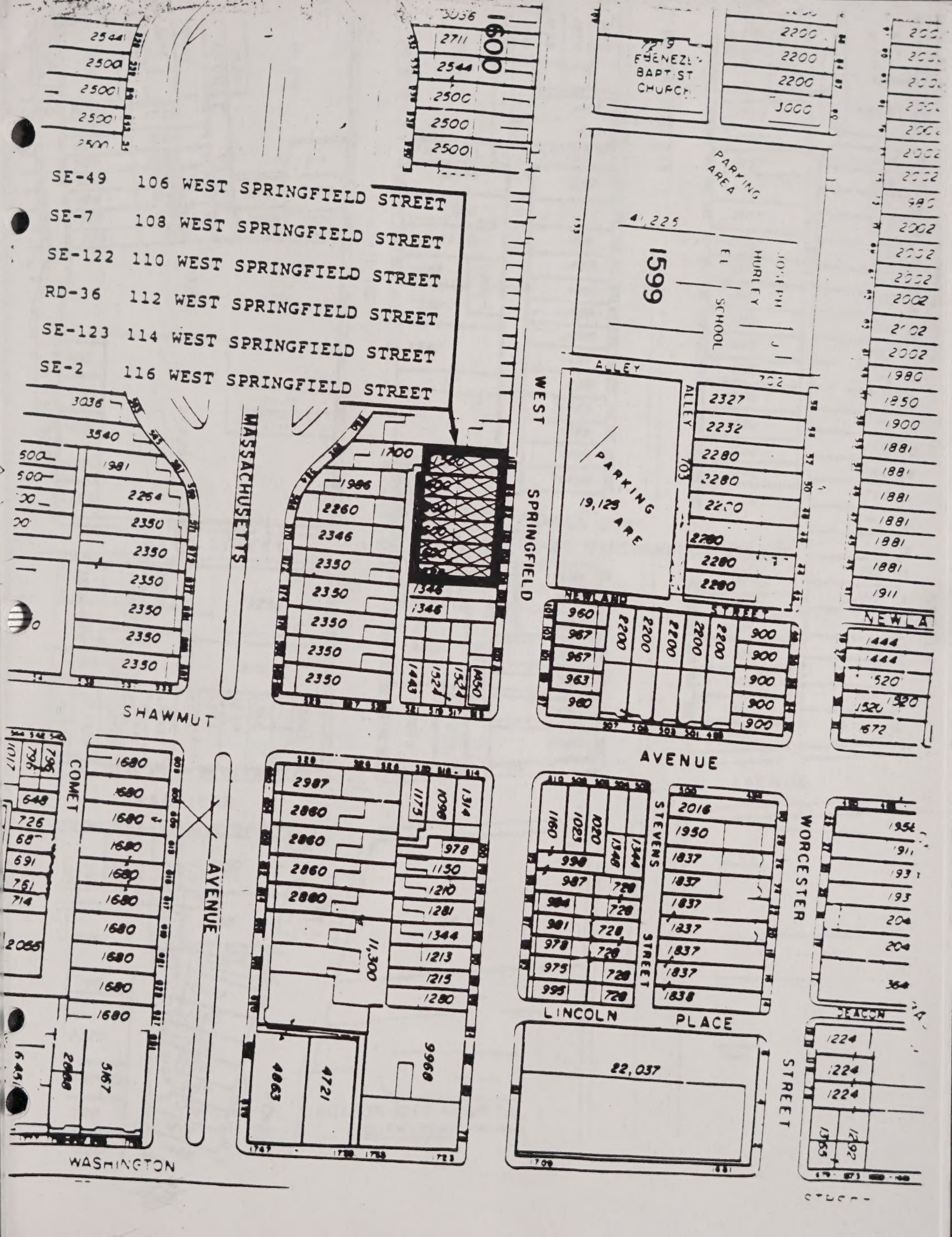

CONCORD
SQUARE
WEST
CONCORD
TREMONT STREET
METHODIST CHURCH
25,000
108-138 WORCESTER STREET
CONCORD
PLACE
1554
5,56
CONCORD
WORCESTER
PLACE
6572
1555
RE-28
COLUMBUS
WEST
SPRINGFIELD
EBENEZER
BAPTIST
CHURCH
1585
5457
3390
3600
3036
2711
160
AVENUE
IE


CLARENDON
ARTMOUTH
PLACE
GRAY
WARREN AVENUE
RD-13
20-22 CLARENDON STREET
65-71 WARREN AVENUE
CHARLES E MACKEY
EL & JR. HIGH SCHOOL
85,560
PLAYGROUND
WALL
CLARENDON ST.
BAPTIST CHURCH
12,500
7500
12,500
29,700
12,500
STREET
MONTGOMERY ST
TREMONT
UNION
1583
1582
3900
2240
WALTHAM
UPTON
UNION

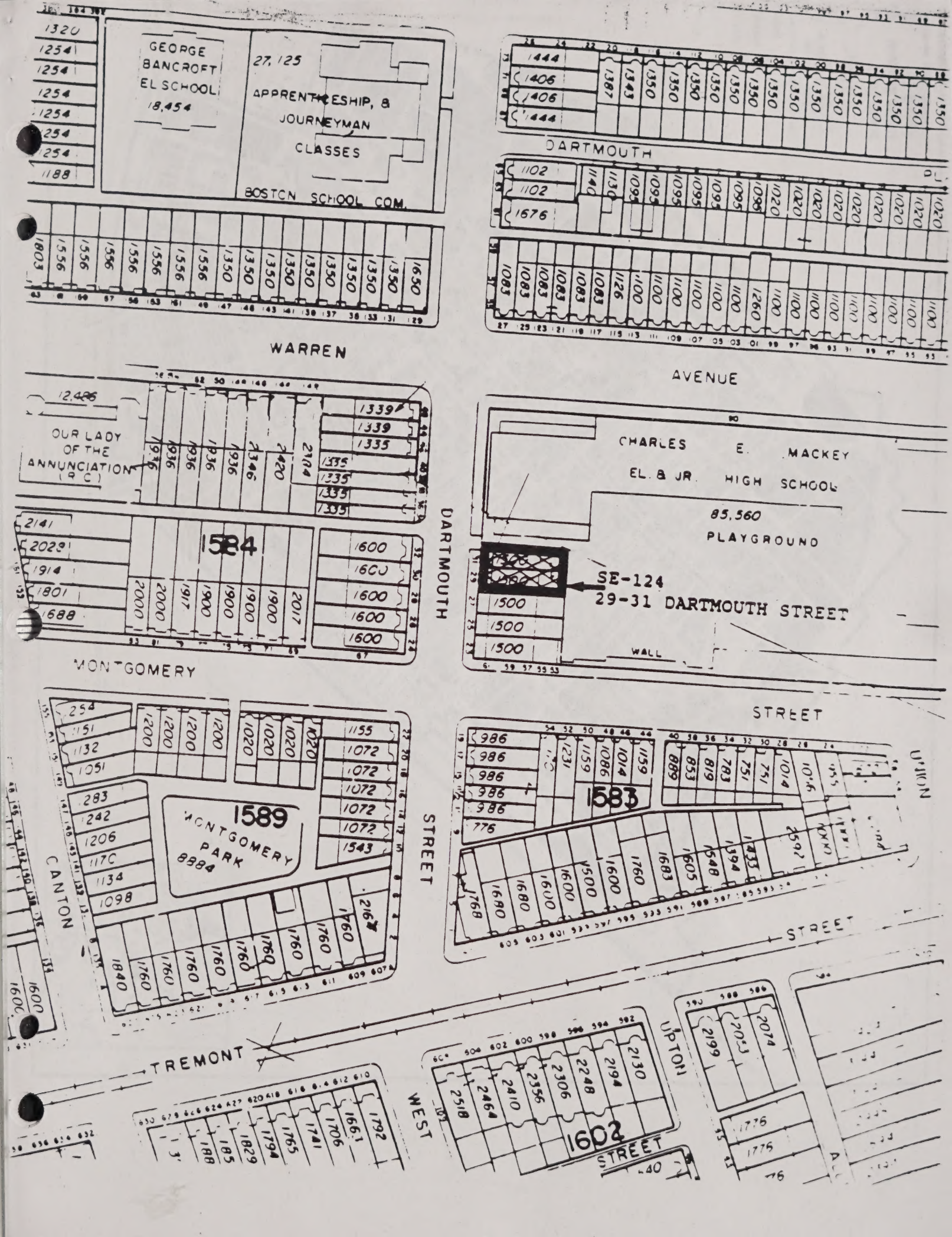
WELLINGTON STREET
COLUMBUS AVENUE
WEST SPRINGFIELD AVENUE
MASSACHUSETTS AVENUE
561 COLUMBUS AVENUE
RR-8
1556
1555
1557
1585
4582
4584
ALLEY
ALLEY
ALLEY
AMPTON
COLUMBUS AVE
CHURCH


PARCEL 30
1561-1565 WASHINGTON STREET
1 HAVEN STREET
1616
1615
1614
1625
1624
1623
1622
1621
1643
1652
WEST CONCORD STREET
CUMSTON PL
HAVEN ST
BLACKSTONE
FRANKLIN
FRANKLIN SQUARE
SHAWMUT
EAST CONCORD STREET
E NEWTON ST
WASHINGTON STREET
JAMES
50,695
64,570
SOUTH BURYING GROUND
IMMACULATE CONCEPTION
JESUIT FATHERS
PARK


PARCEL 23A
922-946 TREMONT STREET
110-116 KENDALL STREET
PARCEL 20
908-912 TREMONT STREE
144-156 LENOX STREET
119 KENDALL STREET
TREMONT
HAMMOND
LENOX
DITMUS COURT
LATTIMORE COURT
20,754


SE-49 106 WEST SPRINGFIELD STREET
SE-7 108 WEST SPRINGFIELD STREET
SE-122 110 WEST SPRINGFIELD STREET
RD-36 112 WEST SPRINGFIELD STREET
SE-123 114 WEST SPRINGFIELD STREET
SE-2 116 WEST SPRINGFIELD STREET
1609
1599
PARKING AREA
41,225
SCHOOL
HURLEY
JOSEPH
ALLEY
PARKING
19,129 ARE
WEST SPRINGFIELD
MASSACHUSETTS
SHAWMUT
AVENUE
NEWLAND
COMET
AVENUE
WASHINGTON
LINCOLN
PLACE
STEVENS
STREET
WORCESTER
STREET
DEACON
22,037
11,300
9960
4721
4063

FLAGG STREET
NEVILLE PLACE
NORTHAMPTON STREET
REED STREET
PARMELEE STREET
TRASK STREET
GAGE ST.
MASSACHUSETTS AVENUE
PARCEL 33B
75-87 NORTHAMPTON STREET
HARRISON AVENUE
BOSTON CITY HOSPITAL
(SOUTH DEPT.)
BOSTON MED. CLINIC
ANIMAL CLINIC
ALLEY
24,085
25,826
24,290
9,636
9258
5703
4411
3697
3103
3679
4730


GEORGE BANCROFT EL SCHOOL
18,454
27, 125
APPRENTICESHIP, & JOURNEYMAN CLASSES
BOSTON SCHOOL COM.
WARREN
DARTMOUTH
AVENUE
OUR LADY OF THE ANNUNCIATION (R.C.)
12,486
1584
MONTGOMERY
DARTMOUTH
CHARLES E. MACKEY EL. & JR. HIGH SCHOOL
85,560
PLAYGROUND
SE-124
29-31 DARTMOUTH STREET
WALL
STREET
1589
MONTGOMERY PARK
8884
CANTON
STREET
1583
UNION
STREET
TREMONT
STREET
1602
WEST
UPTON
STREET

PROPOSED LAND USE

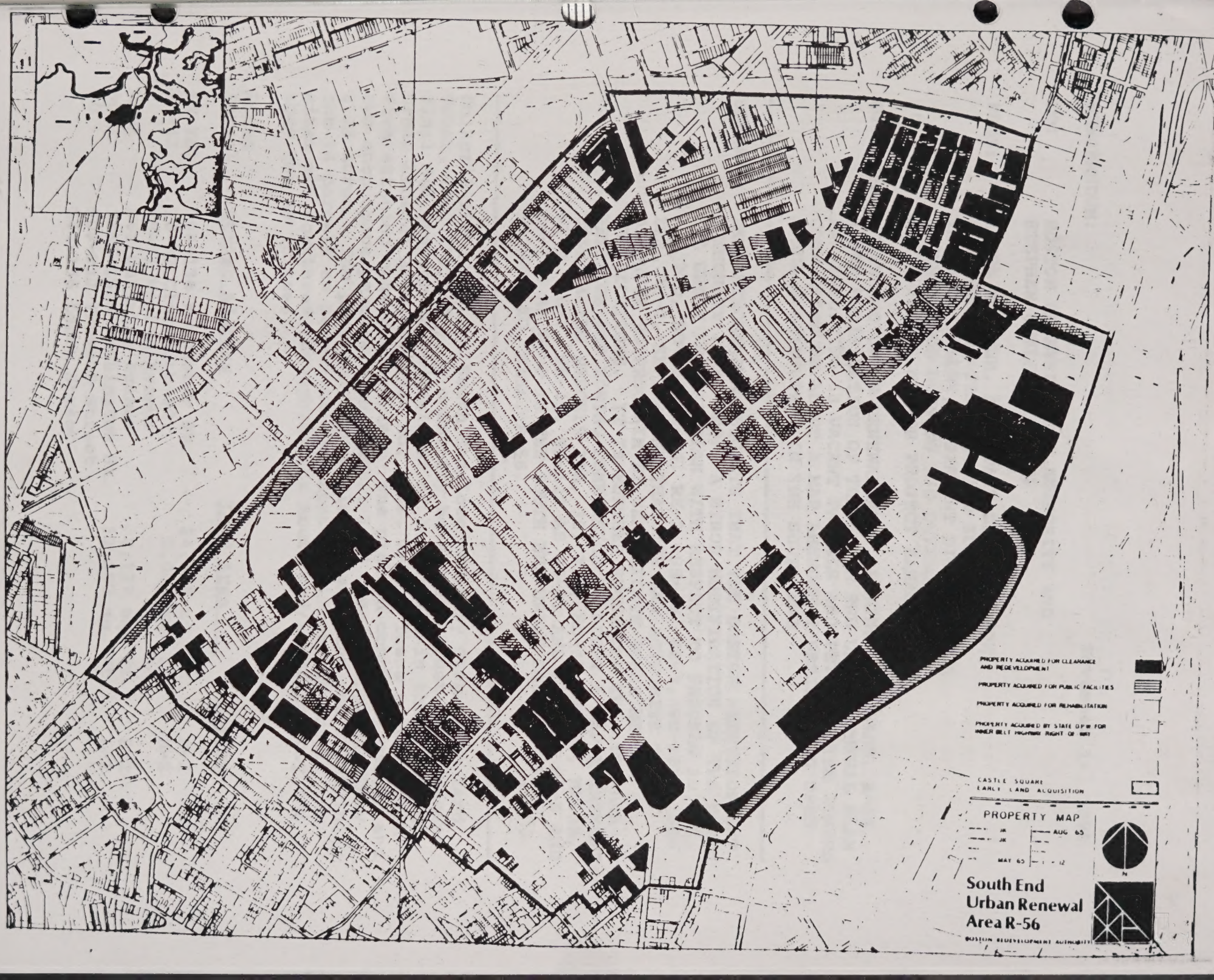
DRWN AUG 65

JR

MAY 1966 E-16

South End Urban Renewal Area R-56

BOSTON REDEVELOPMENT AUTHORITY


PROPERTY ACQUIRED FOR CLEARANCE AND REDEVELOPMENT
PROPERTY ACQUIRED FOR PUBLIC FACILITIES
PROPERTY ACQUIRED FOR REHABILITATION
PROPERTY ACQUIRED BY STATE DPW FOR INNER BELT HIGHWAY RIGHT OF WAY
CASTLE SQUARE EARLY LAND ACQUISITION
PROPERTY MAP
AUG 65
MAY 65
South End
Urban Renewal
Area R-56
BOSTON REDEVELOPMENT AUTHORITY

MEMORANDUM: November 14, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
MINOR MODIFICATION OF THE SOUTH END URBAN RENEWAL PLAN IN RESPECT TO 13 VACANT PARCELS AND PETITION THE ZONING COMMISSION TO ADOPT A MAP AMENDMENT DESIGNATING OPEN SPACE SUBDISTRICTS IN THE SOUTH END

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT AUTHORITY (BRA) ADOPT A MINOR MODIFICATION OF THE SOUTH END URBAN RENEWAL PLAN WITH RESPECT TO PARCELS 20, 23, 30, 33B, RD-13, RD-36, RE-2, SE-49, SE-7, SE-122, SE-123, SE-2, SE-124 AND THAT THE BRA AUTHORIZE THE DIRECTOR TO PROCLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS. IT IS FURTHER REQUESTED THAT THE BRA PETITION THE ZONING COMMISSION TO ADOPT A MAP AMENDMENT DESIGNATING PARCELS 23A, 30, 33B, RD-13, RD-36, RE-2B, SE-2, SE-7, SE-49, SE-122 AS OS-G; AND PARCELS RR-8 AND SE-124 AS OS-P IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56.

On April 19, 1990, the South End/Lower Roxbury Open Space Land Trust, Inc. ("Trust"), a community based land trust, was granted final designation as redeveloper of 14 parcels in the South End Urban Renewal Area, Project No. Mass. R-56. These parcels form five existing community gardens, one planned community garden and two open space parcels with a total land area of approximately 2.19 acres. The proposed plan calls for managing and maintaining the 14 parcels as permanent open space for community use. The sites are scattered throughout the South End/Lower Roxbury and they are as follows:

Reuse Parcel	Street Address	Land Area	Zoning
RE-2B	108-138 Worcester St.	24,849 sq. ft.	H-2
RD-13	20-22 Clarendon St. 65-71 Warren Avenue	2,080 sq. ft.	H-2
RR-8	561 Columbus Avenue	2,137 sq. ft.	B-2
30	1561-1565 Washington St.	12,357 sq. ft.	L-2
20	908-912 Tremont Street 144-156 Lenox Street		

	119 Kendall Street	11,994 sq. ft.	
23A	922-946 Tremont Street 110-116 Kendall Street and a portion of Kendall St. adjacent to Parcel 23A	20,244 sq. ft.	H-2-U & H-2
SE-49	106 West Springfield St.	1,326 sq. ft.	H-2
SE-7	108 West Springfield St.	1,600 sq. ft.	H-2
SE-122	110 West Springfield St.	1,600 sq. ft.	H-2
RD-36	112 West Springfield St.	1,600 sq. ft.	H-2
SE-123	114 West Springfield St.	1,600 sq. ft.	H-2
SE-2	116 West Springfield St.	1,500 sq. ft.	H-2
33B	75-87 Northampton St.	9,654 sq. ft.	H-2-U
SE-124	29-31 Dartmouth St.	3,000 sq. ft.	H-2

Since final designation a portion of Parcel 20 has been combined with Parcel 23A. The implementation of the open space plan by the Trust will require minor changes to the South End Urban Renewal Plan. Furthermore, to preserve the parcels as open space for community gardens and parkland, it is necessary to protect the open space parcels through land use regulations. Therefore, the BRA staff and the Trust are requesting the BRA petition the Zoning Commission of the City of Boston to adopt a map amendment by changing the zoning on 13 of the BRA-owned vacant parcels. The South End and Lower Roxbury community groups support the proposed zoning change. Furthermore, the proposed zoning for Parcels 23A and 33B is consistent with the Roxbury Zoning Amendment.

In 1988, the Zoning Commission of the City of Boston inserted Article 33, "Open Space Subdistricts," into the Zoning Code. In Article 33, the open space district may be divided into open space subdistricts in accordance with the provisions of Article 33. This article authorizes the designation of Open Space (OS) districts by specific type or use, such as "Community Garden Open Space (OS-G) or Parkland Open Space (OS-P)".

To implement the open space plan under the South End Urban Renewal Plan, it is requested that Parcels 20, 23, 30, and RE-2 be subdivided and a portion of Kendall Street be added to the new Parcel 23A in Map No. 1 "Property Map" to reflect the land area which will be conveyed to the Trust. It is further requested that the permitted land uses for Parcels 23A, 30, 33B, RD-13, RD-36, RE-2B, SE-2, SE-7, SE-49, SE-122, SE-123 and SE-124 be amended in order to develop these parcels as open space.

Parcel 23, consisting of about 204,779 square feet of land, will be subdivided by creating a new Parcel 23A. Parcel 23, bounded by Hammond Street, Kendall Street and Shawmut Avenue, will contain about 192,700 square feet of land. A portion of the former Kendall Street of which abuts Parcel 23A will be added to Parcel 23A. Also a portion of Parcel 20, consisting of about 3,721 square feet, will be added to Parcel 23A. The new Parcel 23A, located at 908-912, 922-946 Tremont Street and 110-116

Kendall Street, will consist of about 18,933 square feet of vacant land. The remaining portion of Parcel 20 will be subdivided in order to delete the new Kendall Street. The new Parcel 20, consisting of about 3,516 square feet, will be located at 140-146 Lenox Street.

Parcel 30 is bounded by Rutland, Haven and Washington Streets and contains about 20,901 square feet of vacant land. Parcel 30 will be subdivided by creating additional parcels and deleting a portion of Haven Street from this parcel. These newly created parcels are 30A, SE-105 and SE-121.

The new Parcel 30, located at 1561-1565 Washington Street will contain about 12,357 square feet of vacant land. Parcel 30A, located at 3-7 Rutland Street, will contain about 3,061 square feet of vacant land. The portion of Haven Street which abuts Rutland Street will be deleted from the original Parcel 30. It consists of about 1,923 square feet of land. Parcel SE-105, located at 35-56 West Newton Street, contains a four-story brick building on 3,047 square feet of land. Furthermore, Parcel SE-121, located at the rear of 35-36 West Newton Street, will contain about 513 square feet of vacant land.

Parcel RE-2, consisting of about 45,832 square feet of land, will be subdivided into Parcel RE-2A and Parcel RE-2B. Parcel RE-2A, located at 745-763 Tremont Street and 755 Tremont Street, will contain about 20,983 square feet of land. Parcel RE-2B, located at 108-138 Worcester Street, will contain about 24,849 square feet of vacant land.

Furthermore to proceed with the plan, 12 of the 13 parcels will require amendment to their permitted land uses under the South End Urban Renewal Plan from the permitted land uses as designated to open space use.

The South End Urban Renewal Plan adopted by the BRA on September 23, 1965, in Section 602 thereof, entitled "Land Use and Building Requirements" designates the following uses:

Parcel	Permitted Land Use	Parcel	Permitted Land Use
20	Commercial	RD-36	Residential or Commercial (1)
23	Residential Commercial on ground floor where permitted by Zoning	RD-13	Residential or Commercial (1)

30	Commercial or Office	RE-2	Residential Housing for Elderly or Other Residential Subject to BRA Approval
33B	Residential		

Furthermore, according to Map No. 2, "Proposed Land Use," South End Urban Renewal Plan designates Parcels SE-2, SE-7, SE-49 and SE-122 and SE-123 for residential principal uses and Parcel SE-124 for institutional use.

Section 1201 of the South End Urban Renewal Plan provides that minor modifications may be made at any time by the BRA when such modifications are found to be, in the reasonable opinion of the BRA, minor, and not substantial or material alterations of the Plan.

Accordingly, it is necessary to effect minor modifications of the South End Urban Renewal Plan by: subdividing Parcel 30 to create Parcels 30A, SE-105 and SE-121; (2) subdividing Parcel 23 to create a new Parcel 23A, adding a portion of Parcel 20 and a portion of Kendall Street to Parcel 23A: (3) subdividing Parcel RE-2 into Parcels RE-2A and RE-2B; (4) changing the permitted land uses allowed for Parcels 23A, 30, 33B, RD-13, RD-36, RE-2B, SE-2, SE-7, SE-49, SE-122, SE-123 and SE-124 to "Open Space"; and (5) authorizing the Director to proclaim by certificate these minor modifications.

In the opinion of the General Counsel, the proposed modifications are minor and do not, substantially or materially, alter or change the Plan.

It is, therefore, recommended that the BRA adopt the attached Resolution: (1) modifying the South End Urban Renewal Plan by (a) Map No. 1, "Property Map," South End Urban Renewal Plan; (b) modifying Section 602 thereof, Table A, "Land Use and Building Requirements;" (c) modifying Map No. 2, "Proposed Land Use, " South End Urban Renewal Plan; and (2) authorizing the Director to proclaim the modifications.

It is further recommended that Parcels RE-2B, RD-13, 30, 23A, SE-49, SE-7, SE-122, RD-36, SE-123, SE-2 and 33B be designated in the "Open Space District, Community Garden Subdistrict" (OS-G) and that Parcels RR-8 and SE-124 be designated in the "Open Space District, Parkland Subdistrict" (OS-P).

Appropriate votes follows:

VOTED: That the Boston Redevelopment Authority authorizes the Director to adopt for implementation the aforementioned resolution regarding the Minor Modifications to the Urban Renewal Plan of the South End Urban Renewal Area, Project Number Mass. R-56 and authorization to Proclaim by Certificate these Minor Modifications.

AND

VOTED: That the Director be authorized to petition the Zoning Commission of the City of Boston to adopt a Map Amendment designating: (1) Parcels 23A, 30, 33B, RD-13, RD-36, RE-2B, SE-2, SE-7, SE-49, SE-122 and SE-123 in the "Open Space District, Community Garden Subdistrict" (OS-G); and (2) Parcels RR-8 and SE-124 in the "Open Space District, Parkland Subdistrict" (OS-P).